

REAL ESTATE—OUT OF CITY.
Long Island—Sale or Rent.

Now Ready!



The house illustrated is one of seven newly erected at **Garden City and Hempstead** in center of most exclusive residential section. Moderate prices. Easy terms to desirable purchasers. Can be seen anytime.

Above illustration is of House No. 6. Apply for Plans, Descriptions and Terms, to **GEORGE L. HUBBELL, Hilton Ave. & Seventh St. GARDEN CITY** Telephone Garden City 1180

REAL ESTATE—OUT OF CITY.
New Jersey—Sale or Rent.

MONTCLAIR

FOR RENT
\$150 month—Residence, 10 rooms, 2 baths, all improvements, perfect condition; near station.
\$250 month—New Colonial residence, 9 rooms, 3 baths, sun parlor, sleeping porch; 2-car garage.
\$300 month—Complete little estate; 2 acres beautiful grounds; 10 rooms, 3 baths; 2 car garage, with chauffeur's quarters.

FOR SALE
\$18,000—Beautiful Colonial residence, 8 rooms, 3 bathrooms, sun parlor, sleeping porch; every improvement; garage; fine grounds with shade trees. Most exceptional purchase and value.
\$65,000—Mountainside residence in best residential colony, 16 rooms, 6 baths, wonderful palm room, billiard room; 2 car garage; main rooms hung in silk. Acre and a half of grounds.

FRANK HUGHES COMPANY
At Lackawanna Terminal, Montclair, N. J.
Office Will Be Open All Day Labor Day.

REAL ESTATE—OUT OF CITY.
New Jersey—Sale or Rent.

PLAINFIELD, N. J.

An Advanced and Progressive Residential Suburb of New York
Many Beautiful Homes, Churches of Every Denomination, Schools Unsurpassed, Golf and Country Clubs.

FOR SALE
\$19,000—Frame dwelling, 9 rooms, 2 baths, modern, sleeping porch, garage, large plot beautifully landscaped.
\$18,000—1 1/2 bath room, garage, beautiful grounds, choice location.
\$17,000—Frame dwelling, 8 rooms, 2 baths, modern, very desirable location.
\$8,000—Frame semi-bungalow, 7 rooms, 1 bath room, lot 10x100, well located. Owner leaving city.

FOR RENTAL
\$500 Monthly, furnished, Sept. 1, beautiful frame dwelling, 10 rooms, 4 baths, modern, garage, choice location.
\$400 Monthly, furnished, Oct. 1, 10 rooms, 4 baths, modern, garage, choice location.
\$300 Monthly, furnished, Sept. 1, 10 rooms, 4 baths, modern, garage, choice location.

Other Desirable Properties For Sale, \$7,000 to \$100,000.
Unfurnished Houses For Rent \$125 monthly and up.

J. G. McLAUGHLIN & BRO.
Realtors
149 North Avenue, Plainfield, N. J. Telephone 401.
New York Office, 34 Nassau St. Tel. John 2960.

FARM PROPERTY.
New Jersey.

100 Money-Making Farms
In Catalog Just Out

Get this free catalog of New Jersey Farms, as it will solve your difficulties in finding the right place to buy or rent. It covers the State thoroughly and shows the location of each place; page 11 describes ideal poultry, fruit and truck farms, with 120 chickens, incubators, broilers, tools, crops and furniture thrown in; buildings good, location fine, price \$1,200. Farm cash takes it; page 10 describes, near N. Y., 124 acre place, with 2 horses, 5 cows, hay, 100 chickens, farm machinery, crops, etc., included; rich land, well fruited; fine buildings; ideal location; the price is only \$5,000. Easy terms. Don't delay, ask or write, NEW JERSEY FARM AGENCY, 164-L, Nassau St., New York City.

70-Acre Farm Near New York
Sacrificed for Quick Sale

Retiring owner, closing affairs, reduces price \$1,000, offering you grand opportunity to secure high-grade "red dirt" close to N. Y. town, convenient city; 60 acres rich, loamy soil, 10 cow wire fence, pasture, fruit, good 2 story 8 room house, slate roof, excellent view, broad veranda; fine 50 foot barn, new hay rack, granary, etc.; poultry, crops, full implements, machinery, tools, etc., included; all only \$8,500. Easy cash, easy terms. Come out and take a look. Call free. ANDREW HAYL, Millington, N. J.

Tilden's Old Home
Sacrificed to Settle an Estate

Famous home family former Governor and Presidential candidate, once center social life and still spot rare beauty and scenic charm, on interstate highway in Berks, edge beautiful New York railroad town, convenient Pittsfield; 196 acres beautiful grounds once source great pride to owner; imposing old house, 25 commodious rooms, 5 baths, fireplace, grand staircase, spacious veranda, delightful shade, magnificent outlook, large basement, barn, carriage house, garage. To close quickly, only \$7,000. E. G. WINSTON, Agent, 51 North St., Pittsfield, Mass.

Massachusetts.

15 West 50th St.
RIGHT OFF 5TH AVE.
STORES—Show Rooms—LOFTS

New Building
Most Desirable Neighborhood
Moderate Rentals
Ready for Occupancy Sept. 15
Owner on Premises. Tel. Circle 9293

FOR SALE
All or Part of

One Square Mile of Waterfront Property

At FREEPORT, LONG ISLAND
Within 7 Miles of Greater New York City
Fronting on Hempstead Bay, Leading Into the Atlantic Ocean

Two Trolley Lines Through Property
Near Long Island Railroad Station—48 Trains Daily
READY FOR IMMEDIATE BUILDING AND SELLING
A Wonderful Opportunity for a Live Building or Development Company

CONSISTS OF THREE SUBDIVISIONS
For Maps and Further Details Apply to
JOHN J. RANDALL CO.,
15 N. Long Beach Avenue FREEPORT, N. Y.
Brokers Protected

MONTCLAIR

THE LEADING SUBURB OF NEW YORK CITY
Choice List of Houses for Rental, Furnished and Unfurnished

\$2,500—Annum—New residence, 9 rooms, 3 bathrooms, garage, immediate possession.
\$3,200—Annum—Mountainside dwelling, 10 rooms, 2 bathrooms; garage for 3 cars; chauffeur's room.
\$3,600—Annum—Modern hillside residence, 10 rooms, 2 bathrooms; steam heat; garage; possession October 1st.
\$350 Monthly—Fully furnished residence, 10 rooms, 3 bathrooms; possession September 15th.

\$3,900 Annum—Cottage, 10 rooms, 2 bathrooms, sleeping porch.
\$500 Monthly—Furnished; from Sept. 1st, 10 rooms, 2 bathrooms, solarium; garage for 3 cars; 4 bedrooms and bathroom for chauffeur. References required.
\$800 Monthly—Handsome Colonial design residence, 14 rooms, 4 bathrooms, music and reception rooms. References required.

WHEN YOU GET THE "CRAWLEY SERVICE" YOU GET THE BEST.

F.M. Crawley & Bros.
Real Estate Brokers, Montclair, N. J.
Offices Opp. Lackawanna Terminal.

\$35 MONTHLY
(and interest according to First Payment)

BUYS THIS SIX-ROOM HOUSE

BUILT OF BEST MATERIAL UNDER YOUR OWN SUPERVISION

Come now to pick out your building site for this house or any other you may like among the fifty already built. We guarantee delivery of houses within a few weeks, or, if you wish, next spring or summer.

ASK FOR PHOTOS AND PLANS OF THIS AND OTHER HOUSES.
COMMONWEALTH BUILDING COMPANY, 50 CHURCH ST., BUILDERS OF SUBURBAN HOMES FOR PAST 12 YEARS. Room 178.

DESIRABLE LOFTS & STORE

For rent from Feb. 1st next

5 EAST 17TH ST.
3,000 Sq. Ft., fourth floor, etc. \$2,800
Seventh floor, top floor, skydeck, etc. \$7,000

15 EAST 17TH ST.
First floor, etc. \$2,200
Fourth floor, etc. \$2,200

17 EAST 17TH ST.
First floor, etc. \$2,100
Fourth floor, etc. \$2,200

20 EAST 17TH ST.
Store, balcony and basement, etc. \$5,000
Third floor, etc. \$2,200
Fourth floor, etc. \$2,200

HEILNER & WOLF, Inc.
51 East 43d Street,
or your own broker.

FOR SALE
—THE BEAUTIFUL ESTATE OF—

Oliver Morosco at Great Neck

This elegant property of 6 1/2 acres, magnificently landscaped, with water view and beach rights—PALATIAL RESIDENCE—exquisitely decorated (just completed at a great expense), never occupied, superbly furnished, including garage, garden, and greenhouse; will be sold considerably below cost, on very favorable terms.

Open for inspection on Sunday and Labor Day

I. G. Wolf or **August Janssen**
1270 Broadway, New York. 34 West 30th St., New York.
Phone Penn. 6944 or Great Neck 4201.

SUMMIT, N. J.

Short Hills-Chatham and the Hill Country
Nearby. High, Healthy and Convenient.

\$15,500 for a pretty modern 7 room cottage, splendid plumbing and heating; sun porch and many unusual features; plot 62x200 ft.
\$20,000 for a exceptionally well planned modern 8 room, steel frame building, open fire, oak floors, artistic decorations, solarium; double garage. Cost \$24,000.

FUGENE JOBS—KF BECHTOLD
OFFICE IN SOUTH WING
Real Estate Brokers.
Lackawanna Station, Montclair, N. J.

MONTCLAIR

FOR SALE.
\$35,000—Gentleman's residence, on large plot; center hall, large living room, dining room, kitchen, sleeping porch, Spanish tile, copper leaders and gutters. One of the most desirable properties in Montclair, and in excellent condition. 2 car garage.
May be seen by appointment.
\$68,000—Charming tapestry brick residence on mountainside, 12 rooms, 5 baths, all latest improvements, large plot, well shaded. This is considered one of the choicest homes available for fall season.

MURDOCH COMPANY
Real Estate Brokers.
Opp. Lackawanna Terminal, Montclair. (Phone 4616).

REAL ESTATE—CANADA.

CANADIAN Sporting Estate

Of well known Canadian official, 1,875 acres in Quebec, 24 hours from N. Y. city; 11 miles from station, over good roads; 100 acres of spruce and brook trout. Fine hunting, deer, moose, duck, partridge, etc. Furnished lodges, boat houses, stable, garage, ice house, boats, horses, etc. Also leases of large additional tracts, including largest lake in region. Timber for sale. 100 acres for sale at \$150.00 in Canadian money (exchange allowed).

Robert E. Farley, President
Farley Organization
Exclusive Agents,
12 East 44th St., N. Y. C.
Murray Hill 7720.

FOR SALE AT

Plandome Estates
30 Minutes From Penn. Station.
New Dutch Colonial RESIDENCE

8 rooms, 5 tiled baths, 2 sleeping porches, every modern up-to-date improvement, 2 car garage, large corner lot, high elevation.
5 minutes from golf and yacht clubs.
One minute from Plandome Station.
Open for inspection
SUNDAY AND LABOR DAY
August Janssen (Owner),
34 West 30th St., N. Y.
Phone 4922 Long Ave. or Great Neck 420-3.

HOMES—BLOOMFIELD, GLENRIDGE AND MONTCLAIR
FREE TAXES FIVE YEARS

UNUSUAL BARGAIN.
\$1,000 CASH, semi-bungalow, all latest appointments; large living room, dining room, kitchen, 3 bedrooms, fireplace, built-in bookcase, oak floors, hardwood trim, case, oak floors, pedestal basin; screened room for drive; fine location; 3 minutes from station, 5 minutes from Lackawanna. \$8,250.
Office Open Labor Day.

BERNARD E. McCOY
276-8 Glenwood Av., Bloomfield, N. J.

SOUTH ORANGE
Stone and frame residence, consisting of 12 rooms, 5 bathrooms, electric, gas, central heating, swimming pool, tennis court, and all modern improvements. Centrally located, convenient to 2 railroad stations; 3 car garage, 10 minutes from station, 5 minutes from Lackawanna. Could not be duplicated for double the price.
Three story, private residence, consisting of 14 rooms, 4 bathrooms, all modern improvements, 3 car garage; 7 acres fine ground.
These properties shown by appointment only.

JOHN D. MUNTHER,
Opp. Station, South Orange, Pk. 343.

BARGAINS

Due to the stability of **GREENWICH**
Real bargains do not long remain in the market.
This season there WERE seven bargains. Three remain.

FOR SALE:
No. 128—Asking \$45,000. We suggest offer of \$28,000.
No. 2222—Asking \$70,000. We suggest bid of \$45,000.
No. 2065—Asking \$250,000. We suggest bid of \$140,000.

OFFICE OPEN SUNDAYS
LADD & NICHOLS
Greenwich, Conn.
Tel. 1717.

GREENWICH, CONN.

No. 36—NEW COLONIAL HOUSE, 14 rooms, 4 baths; garage for 2 cars, living rooms above 7 acres; owner would sell building with 25 acres. No. 406—ON A KNOLL, about 1 acre of land, Colonial house, 13 rooms, 3 baths; garage. Price \$25,000.
No. 122—COLONIAL HOUSE, 15 rooms, 3 baths; garage. Price \$30,000.
No. 114—ATTRACTIVE F.R.A.M.E. HOUSE, 13 rooms, 5 baths; garage; grounds of 1 acre. Price \$35,000.
SEVERAL HOMES TO BE PURCHASED FOR THE WINTER MONTHS.

Many other attractive places for sale.

Office open
Labor Day and Sundays.
Thomas N. Cooke
SMITH BUILDING.
TELS. 430-1330, GREENWICH, CONN.

GREAT NECK

Eight room house, 2 baths, on plot 60x100 ft.; convenient to station, \$21,000. Easy terms.
Large plot of ground; attractive house, 5 bedrooms, 2 baths, beautiful shrubbery, garage, \$25,000.
5 acre farm, Georgian Colonial home, 5 master bedrooms, 3 maid's rooms, 4 baths; 8 machine garage; convenient to station and golf course; at a very attractive price.

Send for Booklet of
North Shore Long Island Homes.
BAKER CROWELL, INC.,
47 W. 34th St., N. Y. C. Tel. Fitzroy 38.

Plainfield

FOR SALE

Attractive home with garage in choice residential section; about 3 acres ground, beautiful shade trees, flower, fruit and vegetable garden; house contains 14 rooms and 5 1/2 bath.
J. G. McLAUGHLIN & BRO.,
149 North Avenue, Plainfield, N. J.
New York Office—32 Nassau St.
Phone John 2960

FOR SALE AT GREENWICH

A REAL BARGAIN!
483—New studio bungalow, 6 rooms, bath; good condition. \$41,000.
166—Stone house, high ground, 7 rooms, bath; excellent. \$49,000.
451—New Colonial, 9 rooms, 3 baths; 1 1/2 acres; steam heat. \$27,000.
409—Good value; desirable location; 12 rooms, 3 baths. \$30,000.
302—New Colonial, on water, 9 rooms, 3 baths; 1 acre. \$40,000.
512—View of Sound; 5 acres; 17 rooms, 5 baths; exclusive. \$60,000.

Also Many Other Interesting Offerings
E. P. HATCH, INC.
Greenwich, Conn. Real Estate
PICKWICK BUILDING
Telephone Greenwich 1022-1023.
OPEN ON SUNDAY.

GREENWICH

Handsome Colonial home, in best residential section. Bath with every bedroom. Ample service quarters. Owner leaving for Europe.
We suggest bid of \$50,000.
OFFICE OPEN SUNDAYS.
LADD & NICHOLS
Greenwich, Conn.
Tel. 1717.

Roslyn, L. I., Bargain!

LAND 1 1/2 ACRES—Large shade trees; new modern Colonial home, 5 bedrooms, 2 baths, 2 car garage. Price \$22,500. Liberal terms.
5 ACRES—Semi-detached houses to rent, from \$200 to \$800 per month, by the year. Many similar offerings.
Great Neck, L. I., office open Sunday and Labor Day.

HARVEY CRAW
Broker in Country Real Estate.
825 Fifth Av., Vanderbilt 4048.

THE BEST IN LAKEWOOD

ESTATES FARMS HOMES
HOTELS OUTINGS
AGENTS
SMOK AGENCY INC.
124 2nd St. LAKEWOOD, N. J.

GENTLEMAN'S COUNTRY HOME, ENGLEWOOD VICINITY!
Colonial brick dwelling, 11 rooms and 3 bathrooms, sun parlor, large hall, hardwood floors, 2 car garage, 10x10x24, with beautiful trees and brook. House in excellent condition. October possession. Price \$30,000.
H. WEATHERY & CO., Englewood, N. J.

FOR SALE AT GREENWICH

A REAL BARGAIN!
265-114, frame house; convenient location; 15 rooms, 3 baths; steam heat. Garage, with room and bath.
PRICE \$27,000.
Reduced from \$45,000 for quick sale.

E. P. HATCH, INC.
Greenwich, Conn. Real Estate
PICKWICK INN BUILDING
Telephone Greenwich 1022-1023.
OPEN ON SUNDAY.

GREENWICH

Handsome Colonial home, in best residential section. Bath with every bedroom. Ample service quarters. Owner leaving for Europe.
We suggest bid of \$50,000.
OFFICE OPEN SUNDAYS.
LADD & NICHOLS
Greenwich, Conn.
Tel. 1717.

HUNTINGTON, L. I.

On high ground; 5 minutes from village; 10x100 ft. plot; 4 rooms house, bath, heat and electric lights; concrete garage for 3 cars; large chicken house; variety of fruit; peaches, apples, cherries and grapes; overbearing strawberries, shade trees; concrete road and sidewalks. Price \$20,000.
CHAS. E. SAMMIS, JR., Huntington, L. I.
Opposite P. O. Phone Huntington 435.

WELL BUILT HOME

SELECT MATERIAL AND EQUIPMENT
8 ROOMS AND GARRET
Lot 50x150.
Choice location near car and two railroads. Gas and electric. Terms.
OWNER, 88 Larch Av., Boroa, N. J.

SHORT HILLS, N. J.
For information about Real Estate in this unusually desirable country, let us send you a completely illustrated folder. FURNISHED for the winter season.
FREDERICK P. CRAIG,
Short Hills, N. J. Telephone 488.

BY THE RIVER

On the edge of a wood and fronting on State road, 48 miles from New York. A sturdy old barn with huge hand hewn timbers. Suitable for remodeling into studio, gift shop or week end camp. Place for SWIMMING POOL \$7,500. FOR CRAWFORD, 1 East 42d St., New York.

WITH ALL THE ATMOSPHERE AND APPEARANCE OF A PRIVATE HOME
3 family home, all improvements, Spencer style; large lot; built from red and white formal garage; high ground; convenient location. October possession.
JONES REALTY CO.,
Burlington Arcade, Stamford, Conn. Tel. 802.

E. P. HATCH, INC. Real Estate
Greenwich, Conn.
PICKWICK BUILDING
Telephone Greenwich 1022-1023.
OPEN ON SUNDAY.

26,500 Sq. Ft.; Railroad Siding. MODERN CONCRETE BLDG.

10 MIN. TO GRAND CENTRAL
L. I. CITY'S INDUSTRIAL STRAITS
BROKERS PROTECTED.
W. J. Hardgrove, 200 W. 4th St., N.Y.C.
Telephone 4874 Cortlandt.

PORT WASHINGTON

Owner will sell 3 ideal homes at exceptionally attractive prices—on best avenue contains 16 rooms and 2 baths, with 3 car garage; modern in every respect and nicely furnished. Price \$17,000. The other within 25 feet contains 7 rooms and bath, extra large, equally well furnished, acreage, shade, heated garage, large plot, a great asset at \$20,000. Can be seen to-day.
O'CONNELL, Manhasset, Phone 226.

WELL BUILT HOME

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8 ROOMS AND GARRET
Lot 50x150.
Choice location near car and two railroads. Gas and electric. Terms.
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W. J. Hardgrove, 200 W. 4th St., N.Y.C.
Telephone 4874 Cortlandt.

RENTALS.

We have some furnished and unfurnished houses to rent by the year on the North Shore of Long Island.
Let us know your requirements.
BAKER CROWELL, INC.,
47 W. 34th St., N. Y. C. Tel. Fitzroy 38.

WELL BUILT HOME

SELECT MATERIAL AND EQUIPMENT
8 ROOMS AND GARRET
Lot 50x150.
Choice location near car and two railroads. Gas and electric. Terms.
OWNER, 88 Larch Av., Boroa, N. J.

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BROKERS PROTECTED.
W. J. Hardgrove, 200 W. 4th St., N.Y.C.
Telephone 4874 Cortlandt.

NORTH SHORE

Best Properties for Sale and Lease
WHEATLEY HILLS
REAL ESTATE CORPORATION,
65 Liberty St., N. Y. C. 4521.

ASK MR. HALLERMAN, FLUSHING, L. I.

WELL BUILT HOME

SELECT MATERIAL AND EQUIPMENT
8 ROOMS AND GARRET
Lot 50x150.
Choice location near car and two railroads. Gas and electric. Terms.
OWNER, 88 Larch Av., Boroa, N. J.

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